

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 20, 2003, 1:30 p.m., Conference Room No. 206, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Terry Young; (Jerry Berggren and Carol Walker absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held January 16, 2003. Motion for approval made by McKee, seconded by Francis. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY RUBY TUESDAYS RESTAURANT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE H.P. LAU BUILDING, 247 N. 8TH ST. IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: February 20, 2003

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Mark Kurth stated that they are looking to put an awning over their patio. They are somewhat at odds on where the awning will meet the building. They are considering free standing, above the lights or attached to the building.

Ed Zimmer stated that this building has had many different canopy systems. They have usually stopped 4 windows short of the corner. It gives the corner a strong presence. Following the existing lines of the canopy, but stopping short of the corner was discussed. The proposals here don't appear to be the concepts that he discussed with Mr. Kurth.

Ripley wondered if they had considered extending the existing canopy. Mr. Kurth believes the lights would have to be removed.

Mr. Zimmer noted that there is a covered patio farther down the street. McKee thinks that awning has more of a bazaar look. Mr. Zimmer stated that the applicant is looking for guidance.

Ripley thinks that personally a line that might continue from what is next to it. He does not have a problem with a different type of material, but following the existing line would be the most sympathetic. He wondered if an awning was used instead of metal, if a structural system could be used with the lights underneath. It would be more of a free standing element on the dock. It would continue the dock look. He wouldn't have a big problem with using the stripes that are there now.

McKee thinks that scallops have more of a whimsical nature instead of commercial looking. Ripley would tend to agree.

Mr. Zimmer believes it would be worth exploring stripes as an accent. This is a lot of area for stripes. The Commissioners agreed.

Mr. Kurth wondered if the sides of the awning should be left open. Ripley would agree. Having the sides open allow more air to flow through the awning instead of trying to lift it upward.

Ripley stated that if a handrail is done, he would prefer to see it match the business next door. Otherwise, he believes that planters are perfectly acceptable.

McKee noted that from an owner's perspective, metal might be easier to maintain than fabric. There would be the upkeep and replacement cost of fabric. Mr. Zimmer stated that the applicant might want to explore different types of materials along with structural issues of attaching a canopy or a free standing unit

Helwig offered a sketch of a possible idea for a free standing canopy.

Ripley thanked the applicant for coming in early to get some guidance from the Commission.

**APPLICATION BY RESEARCH AND DEVELOPMENT, INC. FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT THE SULLIVAN BUILDING, 311 N. 8TH STREET,
IN THE HAYMARKET LANDMARK DISTRICT**
PUBLIC HEARING:

February 20, 2003

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Jeff Lewis stated that about one year ago, they presented plans for a sports establishment in the basement. He met with Mr. Zimmer this morning. He presented a drawing of their

proposed idea. There will be a handicap lift at the rear of the building. On the front, the guardrail will extend between the two existing canopy poles. There will be lettering on the side of the guardrail. He has been working with Mr. Zimmer on a name for the building. It is officially known as the Carter Transfer warehouse, but it is more commonly known as the Sullivan Building. He is proposing that they put a building identifying sign on the top of the parapet for "Sullivan Lofts". It would be 1' - 1.5' high letters. He has no plans to change the use of the building.

McKee questioned if the letters will be affixed to the building. Mr. Lewis replied they will be affixed and painted. He was thinking a bronze color.

Mr. Lewis presented a drawing of a non neon sign below the canopy level for the Dug Out Sports Restaurant.

Mr. Zimmer stated that last year, the Historic Preservation Commission approved a sign package.

Mr. Lewis stated that the Dug Out sign would be somewhat over the canopy and stick out a little bit. McKee wondered if the sign would be internally lit. Mr. Lewis replied that they would like the sign to be lit by two gooseneck lights.

McKee wondered about the size of the sign. Mr. Lewis stated that the sign will be approximately 3' wide.

Ripley would prefer to have the lights pointing down on the sign. Mr. Lewis elaborated that the light would be somewhat lateral. It would not point directly up. Ripley would prefer to see a gooseneck on top of the sign, hanging down.

Helwig would like to see all the details in a drawing before he approves anything.

McKee thinks the concept of the sign and all of the colors seem straightforward to him. Helwig would like to see the exact size and how it will be attached. McKee wondered if a general approval could be given subject to Mr. Zimmer's review.

ACTION:

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McKee moved approval of the Dug Out sign, to measure no more than 3.5' feet high, color scheme as proposed, lighting would return to be approved by the Historic Preservation Commission, subject to Mr. Zimmer's approval, seconded by Francis.

Ripley complemented the applicant on the graphics. It is a very tasteful sign and he appreciates the lack of neon.

Motion for approval carried 4-1: Francis, McKee, Ripley and Young voting 'yes'; Helwig voting 'no'; Berggren and Walker absent.

APPLICATION BY NEBRASKA NEON SIGN COMPANY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SEATON AND LEA BUILDING, 301 N. 8TH STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:

February 20, 2003

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Nicholas Knopik from Brown Architects stated that the Brazen Head would like to put an awning above the main entrance and change the sign that they currently have. They presented drawings of a couple of different options. The first option would be a rounded awning with the Brazen Head name on it. The second option would be a square awning.

Mr. Zimmer wondered if it would be worth it to re-cover the smaller awning. The new awning will really overtake the small one.

Ripley questioned how deep the landing is. Mr. Knopik believes it is 5-6'.

Different shapes for the canopy were discussed.

Ripley thinks a flattened arch that goes corner to corner would be more sympathetic to the building.

McKee wondered about fabric. He thinks that stripes might be a little overpowering. Ripley would like to see the awning match the smaller one. Mr. Zimmer would suggest a color from the sign.

Brooke Bennet from Nebraska Sign presented a drawing for the proposed sign. This is the blade sign on the corner at a 45 degree angle. The sign will be done with the Brazen Head name and logo. The projecting sign has been there since 1991. The attachment to the brick needs to be enhanced. They are proposing the same look and approximately the same size. The existing sign is 4' x 4'. The proposed sign is 4' x 6'. They are proposing exposed single stroke neon. The sign needs to be attached better to the building. It is currently just bolted into the building. He is proposing putting a metal plate on the inside of the building to help sturdy the sign.

Ripley noted that it seemed to him, 8' is not that high off the street. He would suggest that the sign be moved up 1' so the bottom of the sign will be 9' off street level.

Francis believes that this will be a sign that all future owners of the building will use. Ripley would like to see the sign not go below the top of the window.

Mr. Bennet stated that the sign will be aluminum frame with aluminum skin.

ACTION:

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Francis moved approval of the awning being stretched from corner to corner, height of the awning not to exceed the height of the glass block, material on the awning to match the smaller awning, smaller awning to have new fabric same as the larger one, color to be a color from the Brazen Head sign, preferably green and approval of the sign as proposed, being raised 1' up so the bottom does not go below the top of the window molding, bracket drilled through the wall with plating and guy wires, seconded by Young. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

MISCELLANEOUS:

- Mr. Zimmer discussed Antelope Valley schemes with the Commissioners. Ripley was not pleased with any of the schemes.

There being no further business, the meeting was adjourned at 3:30 p.m.